PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY:

Street House Street Street Street

RECEIVED FOR FILIN

ORDER

1

L or we, Mario Ha Chearman legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section_ 1B02.3C.1 to permit a lot width of 52' in lieu of the required 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To allow construction of a residence at 516 Park Ave. on this 52 feet lot. This variance will enable the lot to be sold so funds from sale can be used for hospital care for Mrs. Marie H Shearman. (my mother)... It is also undesirable to take three feet off of adjacent lot because we would have to move the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this then, and further agree to and are to be bound by the zoning regulations and restrictions of Balimpre County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Petitioner's Attorney

Music H. Sharman Legal Owner M. D 21204

Protestant's Attorney

174

ORDERED By The Zoning Commissioner of Baltimore County, this____

., 1977 $\frac{80}{2}$, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore __A.__M.

Zoning Commissioner of Baltimore County.

11. To employ or dismiss on my behalf any lawyer, accountant, physician, nurse, agent, clerk, servant or any other person as my Attorney may deem advisable in the exercise of the powers herein granted.

12. To deposit money of mine in any bank, to draw and sign checks and to withdraw from any bank or building and loan association any or all money to which I am entitled (including money which is now on deposit, which I may deposit in the future or which my Attorney may deposit) and to use the same as my Attorney shall see fit for any purpose whatsoever, including, but not limited to, my maintenance, support, medical care or comfort.

13. To carry-on or wind-up and discontinue any business or endeavor in which I may be interested.

14. To enter into contracts and leases, subject to such terms and conditions and for such periods and considerations as my Attorney shall think proper, and to exercise all rights and enforce all remedies available with respect thereto; and to perform contracts and leases or to repudiate, cancel or otherwise terminate them on my behalf.

15. To transfer all or any part of my assets to any revocable living trust (which by its terms terminates at my death and distributes to my estate) which I shall have created during my lifetime and my Attorney shall have the further power of withdrawing assets from any revocable living trust which I shall have created during my lifetime or to terminate any such trust in whole or in part. Furthermore, my Attorney shall have the power and authority to establish a revocable living trust for my benefit (which by its terms shall terminate at my death and distribute to my estate) and to transfer all or any part of my assets to the trustees or trustee thereof and to withdraw all or any part of the assets therefrom; and such trust, if established by my Attorney, shall be revocabbe by my Attorney

RE: PETITION FOR VARIANCE N/S of Park Ave., 500' F of Woodbine Ave., 9th District

0

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

MARIE H. SHEARMAN, Petitioner : Case No. 30-227-A

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

May Timmerman Peter Max Zimmerman Deputy People's Counsel

blu To Recin John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the aforegoing Order was mailed to Mrs. Marie H. Shearman, 3 Glen Ellen Court, Towson, Maryland 21204, Petitioner.

John W. Hessian, III

and shall be revocable by me, acting alone, in the same manner and subject to the same conditions and restrictions hereinafter required for revocation of this Power of Attorney.

16. In the exercise of the authority and discretion herein granted, to enter into and sign, seal, execute, acknowledge and deliver any contract, draft, check, note, deed, lease, mortgage, release, assignment, proxy or other instrument whatsoever, and to draw, accept, make, sign, endorse, discount or otherwise deal with any note, bill of exchange, checks, promissory note, stock certificate, bond or other commercial; legal or mercantile instruments.

17. In general, to do all other acts, deeds, matters and things in or about my property and affairs, and to join with any persons interested therein in doing all acts, deeds, matters and things herein either particularly or generally described, as fully and effectually as I could do if personally present, acting on my own behalf and under no disability.

18. I request that no guardianship proceeding for my property be commenced in the event of my disability, but in the event any court appoints a guardian for my property, I direct that M. BREMER SHEARMAN, JR. shall serve as such guardian. If the said M. BREMER SHEARMAN, JR. is unable or unwilling to serve as my guardian, I direct that HARTLEY SHEARMAN shall serve as such guardian. I further direct that any guardian who shall at any time be appointed by any court shall be excused from giving bond.

This Power of Attorney shall not be revoked, impaired or otherwise affected by any disability of mine that may hereafter occur. I reserve the right to revoke this Power of Attorney by an instrument in writing, signed by me and acknowledged before a notary public and delivered to my Attorney; provided however, that this Power of Attorney shall be irrevocable during any period that I may be under a disability.

Page 4

CENERAL POWER OF ATTORNEY

I, MARIE H. SHEARMAL , of BALTIMORE COUNTY , Maryland hereby appoint M. BEFMER SHEAPMAN, JR. ATTORNEY-IN-FACT. If for any reason the said M. DREDUR SHLARMAN, JR

and improved a substitution with the separate of the separate of the second of the sec

be unable or unwilling to serve, or to continue to serve, as my ATTORNEY-IN-FACT, I appoint HAPTLEY SHEARMAN as my ATTORNEY-IN-FACT. The ATTORNEY-IN-FACT acting hereunder and any alternate or successor ATTORNEY-IN-FACT shall hereafter be called "Attorney".

I hereby confer upon my Attorney full authority and discretion to act for me and to manage and conduct all of my affairs with the same force and effect as though I were personally present, under no disability, and acting for myself. The authority and discretion hereby conferred upon my Attorney may be exercised at any time and from time to time; and shall be applicable to all property and matters in which I now have any interest or in which I hereafter acquire any interest. Such authority and discretion shall include, but shall not be limited to the following:

1. To demand, collect and receive all moneys, debts, choses in action, claims, and all other property of any kind, real or personal, tangible or intangible, to which I am entitled or which may be or become due, payable or distributable to me, or with respect to which I may have any right, title, claim or interest.

2. To compromise, settle or submit to arbitration any account, claim, cause of action, suit, debt, or other matter in which I may have any interest and to discharge and release any person and any real estate or personal property or any mortgage or other security interest with respect thereto.

suit, action or other legal, equitable or administracy () proceeding concerning any property, matter or issue in which I may have an interest.

4. To prepare, execute and file any income tax or other tax return, refund claim, or any form, application, report or request of any nature required by any federal, state or local governmental agency or instrumentality.

5. To enter into and upon any real estate or leasehold property owned by me or in which I may have an interest and to let, manage, develop, improve, remodel or repair any part thereof or any building or structure thereon as my Attorney may think proper and to provide insurance with respect thereto.

6. To sell at public or private sale or to exchange all or any part or parts of my property of any kind, real or personal, tancible or intangible (including stocks, bonds and other securities) or any interest therein, for such consideration and upon such terms as my Attorney shall deem advisable.

7. To invest and reinvest at any time and from time to time my money, and other property, including the proceeds of any sale or sales, in such stocks, bonds, securities, real estate, mortgages or other investments as my Attorney may select.

8. To borrow for my account for any purpose, any sum or sums of money, on such terms and with such security as my Attorney may think proper.

9. To have access to and to enter at any time and from time to time all safe deposit boxes that I may have at any bank, trust company or other depository wheresoever located, and to remove any property of any kind therefrom.

10. To vote at the meetings of stockholders or other meetings of any corporation, company or organization, or otherwise act as my Attorney or proxy in respect of any stocks, shares or other interests now or hereafter held by me.

Page 2

I hereby ratify and confirm any and all acts that my Attorney shall do or cause to be done in the exercise of the authority and discretion herein ranted -- including anything that may be done between the revocation of this Power of Attorney by my death or as above provided and actual notice of such revocation reaching my Attorney. I hereby declare that as against me and all persons claiming under me, that everything which my Attorney shall do or cause to be done in pursuance notice thereof) shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof did not have actual notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this // day of April , 19 78.

Witness:

Rasa C Williams MASTE II CHEADMAN

STATE OF MARYLAND, BALTIMORE COUNTY I HEREBY CERTIFY that on this @ day of April 19 78, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid appeared MARIE H. SHEARMAN in due form of law that she executed the foregoing Power of Attorney and that it is her voluntary act and deed. WITNESS my hand and Notarial Seal.

My Commission Expires 7-1-78

PETITION FOR VARIANCE

9th District

North side of Park Avenue, 500 feet East of Woodbine Avenue

Petition for Variance for lot width ZONING:

DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.

LOCATION:

Room 106, County Office Euilding, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts All that parcel of land in the Ninth District of Baltimore County

Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY CRDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general volfare of the community; and, therefore,

Deputy

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15-11. day of May , 1980, that the herein Petition for the Variance(s) to permit a lot width of 52 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site lan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DIRECTOR

URDER RECEIVED FOR FILING

March 28, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #174 (1979-1980) Property Owner: Marie H. Shearman N/S Park Ave. 500' E. Woodbine Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'. Acres: 0.193 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 4, "Plat of Lee J. Stebbins Addition to Towson", recorded W.P.C. 7, Folio 35.

Highways:

Park Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #174 (1979-1980) Property Owner: Marie H. Shearman Page 2 March 28, 1980

Water and Sanitary Sewer:

There is an aged public 6-inch water main and 8-inch public sanitary sewerage in Park Avenue. There is a fire hydrant on the north side of Johna Road at Woodbine Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley J. Somers

W. Munchel

N-NW Key Sheet 39 & 40 NE 1 Pos. Sheets NE 10 A Topo 70 Tax Map

3 Clen Ellen Court Towson, firyland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this WILLIAM E. HAMMOND

Zoning Commissioner

Advisory Committee

Petitioner Marie H. Sherman Petitioner's Attorney Nicholas B. Commodari . Chairman, Zoning Plans BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

COUNTY OFFICE BLDJ. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Mr. M. Bremer Sherman 3 Glen Ellen Court Towson, Maryland 21204

MEMBERS Bureau of Engineering Department of Traffic Engineering

Industrial Development

Chairman

RE: Item No. 174 Petitioner - Marie H. Sherman Variance Petition

Dear Mr. Sherman: State Roads Commission

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. The subject property, currently zoned D. R. 5.5 and located on the north side of Park Avenue east of Woodbine Avenue in the 9th Election

District, is part of a tract of ground that is improved with a dwelling existing on a lot with a width of 156 feet. Because of your proposal to build an additional dwelling on a lot that is 52 feet wide in lieu of the required 55 feet, this Variance for lot width is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of enclosed certificate and a hearing scheduled accordingly.

NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

Enclosures

例.部)BALTIMORE COUNTY OFFICE OF PLAINING OF 21204 TOWSON, MARYLAND 21204 494-3211 OFFICE OF PLANNING & ZONING

JOHN D. SEYFFERT DIRECTOR

April 11, 1980

Mr. William Hummond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Marie H. Shearman Location: N/S Park Avenue 500' E. Woodbine Avenue Existing Zoning: D.".5.5 Proposed Zoning: Variance to permit a lot width of 52' in lie of the required 55'. Acres: 0.193 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Planner III

Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 212 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

Mr. William E. Harmond, Zoning Cormissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 174, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning:

Marie H. Shearman N/S Park Avenue 500' E Woodbine Avenue D.R. 5.5 Variance to permit a lot width of 52' in lieu of the required 55'.

Very truly yours,

Acres: 0.193 District:

Netropolitan water and sewer are available, therefore, no health hazards are anticipated.

> touch Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action

March 21, 1910

PAUL H. REINCKE CHIEF

March 20, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Marie H. Shearman Re: Property Owner:

Location:

Gentlemen:

Mr. M. Bremer Shearman

Glen Ellen Court Towson, Maryland 21204

N/S Park Ave. 500' E Woodbine Ave.

Item No:

Zoning Agenda: Meeting of 3/4/80

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an app wed road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operations.

April 8, 1980

ZONING COMMISSIONER OF

BALTIMORE COUNTY

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Case No. 80-227-A

9:30 A.M.

TOWSON, MARYIAND

Thursday, May 8, 1980

Planning Group Special Inspection Division

NOTICE OF HEARING

PIACE: ROCM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

RE: Petition for Variance - N/S Park Avenue, 500' E of Woodbine Avenue

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 23, 1980

Mr. M. Bremer Shearman 3 Glen Ellen Court Towson, Maryland 21204

> RE: Petition for Variance N/S Park Ave., 500' E Woodbine Ave Case No. 80-227-A

Dear Mr. Shearman:

This is to advise you that _______ is duc for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH: 8j

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZAŁESKI, JR.

April 1, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174 Zoning Advisory Committee Meeting. March 4, 1980

Location:

Marie H. Shearman N/S Park Ave. 500' F Woodbine Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a lot width of 52' in lieu of the

required 55'.

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s ______.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction

X I. Comments - Interior lot line shall be removed from plat plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Robert Y. Dubel, Superintendent

BALTIMORE COUNTY PUBLIC SCHOOLS

Date: March 3, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176 Property Owner: ! →cation: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Pegining at a point on the North side of Park Ave.

500 feet east of Woodbine Ave. and known as lot 4

of the plat of Lee J Stebbins and recorded among

the land records of Faltimore County in Plat

book 7 folio 35.

Very truly yours, Wm. Nick Petrovich, Assistant

Department of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

April 14, 1980

Office of Planning and Zoning SUBJECT Petition No. 80-227-A Item 174

Petition for Variance for lot width North side of Park Avenue, 500 feet East of Woodbine Avenue Petitioner - Marie H. Shearman

Ninth District

HEARING: Thursday, May 3, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

DALTIMORE COUNTY
OFFICE OF FLANKING & ZONING
TOWSON, MARYLAND 21204
494-3353 DESCRIPTION of Lot # 4 516 Park Ave. Towson Md.

> WILLIAM E HAMMOND ZONING COMMISSIONES

> > May 15, 1980

Ms. Marie H. Shearman 3 Glen Ellen Court Towson, Maryland 21204

> RE: Petition for Variance N/S of Park Ave., 500' E of Woodbine Ave. - 9th Election District Marie H. Shearman - Petitioner NO. 80-227-A (Item No. 174)

Dear Ms. Shearman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

, SEP 15 500

| Plat for Zoning Various: Lot 4 Phil Book 7 Joppa Felio 35 Mes. 111.17. Stearmond _ RD. | | |
|--|---|---------------------------|
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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 our Petition has been received this William E. Hammond, Zoning Commissioner titioner HANNEN titioner's Attorney____ *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. PETITION FOR VARIANCE 9th District This is to Certify, That the annexed Zoning: Petition for Variance for lot width Location: North side of Park avenue, 500 feet East of Woodbine avenue. Date & Time: Thursday, May 8, 1980 at 9:30 A.M. Public Hearing: Room 106, Courty Office Building, 111 W. Chesapeaks avenue, Towson, was inserted in Oge Essex Times, a newspaper printed and published in Baltim are County, once in The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public <u>Successive</u> hearing: Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet. The Zoning Regulation to be excepted as follows: Section 1B02.3C.1

Development Standards for Small Lots or Tracts

All that parcel of land in the Ninth District of Baltimore

Beginning at a point on the North side of Park avenue 500 feet east of Woudbine avenue and known as lot 4 of the plat of Lee J. Stebbins and recorded among the land records of Baltimor County in Plat book 7

Being the property of Marie H. Shearman, as shown on plat

plan filed with the Zoning Department.
Hearing Date:
THURSDAY, MAY 8, 1980 AT 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson,

> WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

Maryland. BY ORDER OF

| | DUPLICATE | |
|-------------|----------------|--|
| CERTIFICATE | OF PUBLICATION | |

| PETITION FOR VARIANCE | |
|-----------------------|--|
| LETITION LOD ANDIUMOR | |

ZONING: Petition for Variance for lot width
L^CATION: North side of Perk Avenue, 500 feet East of Woodbine Avenue
DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, with hold a public hearing:
Petition for Variance to permit a lot width of 52 feet in lieu of the lot width of 52 feet in lieu of the required 55 feet.

The Zoning Regulations to be excepted as follows:
Section 1802.3C.1 — Development Standards for Small Lots or Tracts All that parcel of land in the Ninth District of Baltimore County Beginning at a point on the North side of Park Ave. 500 feet east of Woodbine Ave. and known as Lot 4 of the Plat Lee J. Stebbins and recorded among the Land Records of Baltimore County in Plat Book 7 folio 35.

Being the property of Marie H.

folio 35.

Being the property of Marie H.
Shearman, as shown on plat plan
filed with the Zoning Department
Hearing Date: Thursday, May 8,
1963 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Meryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner

Zoning Commissioner of Baltimore County April 17.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once income of one time successive weeks before the 3th day of _____, 19.3.4., the first publication appearing on the___l7th___day of___April 19__30

Cost of Advertisement, \$______

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| | | A SECTION ASSESSMENT | | Park On Park On the | | er man en par y negetier en persone en par e | - State Control | Andrew Sand | g vag vagen promotion to the promotion to the pro- tion and the promotion to the promotion of the pro- tion and the promotion to the promotion of the pro- tion and the promotion to the pro- tion and the pro- ti | | |
|---|---------------------------------|----------------------|--|---------------------|------------------------------------|---|---------------------------------|----------------|---|------------------|------------------------------------|
| BALTIMURE COUNTY, MARYLAND NO. 088809 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT | PATE NEW 5, 1980 ACCOUNT 01-662 | AMOUNT \$11.75 | FROM Advertiging and Posting for Gase No. SO-227-A | 41.7546 | VALIDATION OR SIGNATURE OF CASHIER | BALTIMORE COUNTY, MARYLAND OFFICE OF HINANCE - ENUE DIVISION MISCELLANEOUS CASH RECEIPT | DATE April 3, 1980ACCOUNT01-662 | AMOUNT \$25,00 | FROM FILL & FOR for Case No. 80-227-A | SELFSAM B 25,000 | VALIDATION OR SIGNATURE OF CASHIER |

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY:

Street House Street Street Street

RECEIVED FOR FILIN

ORDER

1

L or we, Mario Ha Chearman legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section_ 1B02.3C.1 to permit a lot width of 52' in lieu of the required 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To allow construction of a residence at 516 Park Ave. on this 52 feet lot. This variance will enable the lot to be sold so funds from sale can be used for hospital care for Mrs. Marie H Shearman. (my mother)... It is also undesirable to take three feet off of adjacent lot because we would have to move the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this then, and further agree to and are to be bound by the zoning regulations and restrictions of Balimpre County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Petitioner's Attorney

Music H. Sharman Legal Owner M. D 21204

Protestant's Attorney

174

ORDERED By The Zoning Commissioner of Baltimore County, this____

., 1977 $\frac{80}{2}$, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore __A.__M.

Zoning Commissioner of Baltimore County.

11. To employ or dismiss on my behalf any lawyer, accountant, physician, nurse, agent, clerk, servant or any other person as my Attorney may deem advisable in the exercise of the powers herein granted.

12. To deposit money of mine in any bank, to draw and sign checks and to withdraw from any bank or building and loan association any or all money to which I am entitled (including money which is now on deposit, which I may deposit in the future or which my Attorney may deposit) and to use the same as my Attorney shall see fit for any purpose whatsoever, including, but not limited to, my maintenance, support, medical care or comfort.

13. To carry-on or wind-up and discontinue any business or endeavor in which I may be interested.

14. To enter into contracts and leases, subject to such terms and conditions and for such periods and considerations as my Attorney shall think proper, and to exercise all rights and enforce all remedies available with respect thereto; and to perform contracts and leases or to repudiate, cancel or otherwise terminate them on my behalf.

15. To transfer all or any part of my assets to any revocable living trust (which by its terms terminates at my death and distributes to my estate) which I shall have created during my lifetime and my Attorney shall have the further power of withdrawing assets from any revocable living trust which I shall have created during my lifetime or to terminate any such trust in whole or in part. Furthermore, my Attorney shall have the power and authority to establish a revocable living trust for my benefit (which by its terms shall terminate at my death and distribute to my estate) and to transfer all or any part of my assets to the trustees or trustee thereof and to withdraw all or any part of the assets therefrom; and such trust, if established by my Attorney, shall be revocabbe by my Attorney

RE: PETITION FOR VARIANCE N/S of Park Ave., 500' F of Woodbine Ave., 9th District

0

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

MARIE H. SHEARMAN, Petitioner : Case No. 30-227-A

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

May Timmerman Peter Max Zimmerman Deputy People's Counsel

blu To Recin John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the aforegoing Order was mailed to Mrs. Marie H. Shearman, 3 Glen Ellen Court, Towson, Maryland 21204, Petitioner.

John W. Hessian, III

and shall be revocable by me, acting alone, in the same manner and subject to the same conditions and restrictions hereinafter required for revocation of this Power of Attorney.

16. In the exercise of the authority and discretion herein granted, to enter into and sign, seal, execute, acknowledge and deliver any contract, draft, check, note, deed, lease, mortgage, release, assignment, proxy or other instrument whatsoever, and to draw, accept, make, sign, endorse, discount or otherwise deal with any note, bill of exchange, checks, promissory note, stock certificate, bond or other commercial; legal or mercantile instruments.

17. In general, to do all other acts, deeds, matters and things in or about my property and affairs, and to join with any persons interested therein in doing all acts, deeds, matters and things herein either particularly or generally described, as fully and effectually as I could do if personally present, acting on my own behalf and under no disability.

18. I request that no guardianship proceeding for my property be commenced in the event of my disability, but in the event any court appoints a guardian for my property, I direct that M. BREMER SHEARMAN, JR. shall serve as such guardian. If the said M. BREMER SHEARMAN, JR. is unable or unwilling to serve as my guardian, I direct that HARTLEY SHEARMAN shall serve as such guardian. I further direct that any guardian who shall at any time be appointed by any court shall be excused from giving bond.

This Power of Attorney shall not be revoked, impaired or otherwise affected by any disability of mine that may hereafter occur. I reserve the right to revoke this Power of Attorney by an instrument in writing, signed by me and acknowledged before a notary public and delivered to my Attorney; provided however, that this Power of Attorney shall be irrevocable during any period that I may be under a disability.

Page 4

CENERAL POWER OF ATTORNEY

I, MARIE H. SHEARMAL , of BALTIMORE COUNTY , Maryland hereby appoint M. BEFMER SHEAPMAN, JR. ATTORNEY-IN-FACT. If for any reason the said M. DREDUR SHLARMAN, JR

and improved a substitution with the separate of the separate of the second of the sec

be unable or unwilling to serve, or to continue to serve, as my ATTORNEY-IN-FACT, I appoint HAPTLEY SHEARMAN as my ATTORNEY-IN-FACT. The ATTORNEY-IN-FACT acting hereunder and any alternate or successor ATTORNEY-IN-FACT shall hereafter be called "Attorney".

I hereby confer upon my Attorney full authority and discretion to act for me and to manage and conduct all of my affairs with the same force and effect as though I were personally present, under no disability, and acting for myself. The authority and discretion hereby conferred upon my Attorney may be exercised at any time and from time to time; and shall be applicable to all property and matters in which I now have any interest or in which I hereafter acquire any interest. Such authority and discretion shall include, but shall not be limited to the following:

1. To demand, collect and receive all moneys, debts, choses in action, claims, and all other property of any kind, real or personal, tangible or intangible, to which I am entitled or which may be or become due, payable or distributable to me, or with respect to which I may have any right, title, claim or interest.

2. To compromise, settle or submit to arbitration any account, claim, cause of action, suit, debt, or other matter in which I may have any interest and to discharge and release any person and any real estate or personal property or any mortgage or other security interest with respect thereto.

suit, action or other legal, equitable or administracy () proceeding concerning any property, matter or issue in which I may have an interest.

4. To prepare, execute and file any income tax or other tax return, refund claim, or any form, application, report or request of any nature required by any federal, state or local governmental agency or instrumentality.

5. To enter into and upon any real estate or leasehold property owned by me or in which I may have an interest and to let, manage, develop, improve, remodel or repair any part thereof or any building or structure thereon as my Attorney may think proper and to provide insurance with respect thereto.

6. To sell at public or private sale or to exchange all or any part or parts of my property of any kind, real or personal, tancible or intangible (including stocks, bonds and other securities) or any interest therein, for such consideration and upon such terms as my Attorney shall deem advisable.

7. To invest and reinvest at any time and from time to time my money, and other property, including the proceeds of any sale or sales, in such stocks, bonds, securities, real estate, mortgages or other investments as my Attorney may select.

8. To borrow for my account for any purpose, any sum or sums of money, on such terms and with such security as my Attorney may think proper.

9. To have access to and to enter at any time and from time to time all safe deposit boxes that I may have at any bank, trust company or other depository wheresoever located, and to remove any property of any kind therefrom.

10. To vote at the meetings of stockholders or other meetings of any corporation, company or organization, or otherwise act as my Attorney or proxy in respect of any stocks, shares or other interests now or hereafter held by me.

Page 2

I hereby ratify and confirm any and all acts that my Attorney shall do or cause to be done in the exercise of the authority and discretion herein ranted -- including anything that may be done between the revocation of this Power of Attorney by my death or as above provided and actual notice of such revocation reaching my Attorney. I hereby declare that as against me and all persons claiming under me, that everything which my Attorney shall do or cause to be done in pursuance notice thereof) shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof did not have actual notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this // day of April , 19 78.

Witness:

Rasa C Williams MASTE II CHEADMAN

STATE OF MARYLAND, BALTIMORE COUNTY I HEREBY CERTIFY that on this @ day of April 19 78, before me, the subscriber, a Notary Public of the State of Maryland, County aforesaid appeared MARIE H. SHEARMAN in due form of law that she executed the foregoing Power of Attorney and that it is her voluntary act and deed. WITNESS my hand and Notarial Seal.

My Commission Expires 7-1-78

PETITION FOR VARIANCE

9th District

North side of Park Avenue, 500 feet East of Woodbine Avenue

Petition for Variance for lot width ZONING:

DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.

LOCATION:

Room 106, County Office Euilding, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 52 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts All that parcel of land in the Ninth District of Baltimore County

Being the property of Marie H. Shearman, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY CRDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general volfare of the community; and, therefore,

Deputy

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15-11. day of May , 1980, that the herein Petition for the Variance(s) to permit a lot width of 52 feet in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site lan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E. DIRECTOR

URDER RECEIVED FOR FILING

March 28, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #174 (1979-1980) Property Owner: Marie H. Shearman N/S Park Ave. 500' E. Woodbine Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a lot width of 52' in lieu of the required 55'. Acres: 0.193 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 4, "Plat of Lee J. Stebbins Addition to Towson", recorded W.P.C. 7, Folio 35.

Highways:

Park Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #174 (1979-1980) Property Owner: Marie H. Shearman Page 2 March 28, 1980

Water and Sanitary Sewer:

There is an aged public 6-inch water main and 8-inch public sanitary sewerage in Park Avenue. There is a fire hydrant on the north side of Johna Road at Woodbine Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley J. Somers

W. Munchel

N-NW Key Sheet 39 & 40 NE 1 Pos. Sheets NE 10 A Topo 70 Tax Map

3 Clen Ellen Court Towson, firyland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this WILLIAM E. HAMMOND

Zoning Commissioner

Advisory Committee

Petitioner Marie H. Sherman Petitioner's Attorney Nicholas B. Commodari . Chairman, Zoning Plans BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

COUNTY OFFICE BLDJ. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari

Mr. M. Bremer Sherman 3 Glen Ellen Court Towson, Maryland 21204

MEMBERS Bureau of Engineering Department of Traffic Engineering

Industrial Development

Chairman

RE: Item No. 174 Petitioner - Marie H. Sherman Variance Petition

Dear Mr. Sherman: State Roads Commission

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. The subject property, currently zoned D. R. 5.5 and located on the north side of Park Avenue east of Woodbine Avenue in the 9th Election

District, is part of a tract of ground that is improved with a dwelling existing on a lot with a width of 156 feet. Because of your proposal to build an additional dwelling on a lot that is 52 feet wide in lieu of the required 55 feet, this Variance for lot width is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of enclosed certificate and a hearing scheduled accordingly.

NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

Enclosures

例.部)BALTIMORE COUNTY OFFICE OF PLAINING OF 21204 TOWSON, MARYLAND 21204 494-3211 OFFICE OF PLANNING & ZONING

JOHN D. SEYFFERT DIRECTOR

April 11, 1980

Mr. William Hummond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174, Zoning Advisory Committee Meeting, March 4, 1980, are as follows:

Property Owner: Marie H. Shearman Location: N/S Park Avenue 500' E. Woodbine Avenue Existing Zoning: D.".5.5 Proposed Zoning: Variance to permit a lot width of 52' in lie of the required 55'. Acres: 0.193 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Planner III

Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 212 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

Mr. William E. Harmond, Zoning Cormissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 174, Zoning Advisory Committee meeting of March 4, 1980, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning:

Marie H. Shearman N/S Park Avenue 500' E Woodbine Avenue D.R. 5.5 Variance to permit a lot width of 52' in lieu of the required 55'.

Very truly yours,

Acres: 0.193 District:

Netropolitan water and sewer are available, therefore, no health hazards are anticipated.

> touch Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action

March 21, 1910

PAUL H. REINCKE CHIEF

March 20, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Marie H. Shearman Re: Property Owner:

Location:

N/S Park Ave. 500' E Woodbine Ave.

Item No:

Zoning Agenda: Meeting of 3/4/80

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "x" are applicable and required

to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an app wed road in accordance with Baltimore County Standards as published by the

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _

Department of Public Works.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. (x) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Special Inspection Division

April 8, 1980

Mr. M. Bremer Shearman Glen Ellen Court Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - N/S Park Avenue, 500' E of Woodbine Avenue Case No. 80-227-A

9:30 A.M.

Thursday, May 8, 1980

PIACE: ROCM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYIAND

ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZAŁESKI, JR.

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning

required 55'.

County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item #174 Zoning Advisory Committee Meeting. March 4, 1980

Location: Existing Zoning: D.R. 5.5 Proposed Zoning:

Marie H. Shearman N/S Park Ave. 500' F Woodbine Ave. Variance to permit a lot width of 52' in lieu of the

April 1, 1980

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s ______.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction

X I. Comments - Interior lot line shall be removed from plat plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 23, 1980

Mr. M. Bremer Shearman 3 Glen Ellen Court Towson, Maryland 21204

> RE: Petition for Variance N/S Park Ave., 500' E Woodbine Ave Case No. 80-227-A

Dear Mr. Shearman:

This is to advise you that _______ is duc for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH: 8j

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: March 3, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: March 4, 1980

RE: Item No: 172, 173, 174, 175, 176 Property Owner: ! →cation: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

DESCRIPTION of Lot # 4 516 Park Ave. Towson Md.

Pegining at a point on the North side of Park Ave. 500 feet east of Woodbine Ave. and known as lot 4 of the plat of Lee J Stebbins and recorded among the land records of Faltimore County in Plat book 7 folio 35.

DALTIMORE COUNTY
OFFICE OF FLANKING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONES

May 15, 1980

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

April 14, 1980

Mr. W. E. Hammond

John D. Seyffert, Director

HEARING: Thursday, May 3, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

North side of Park Avenue, 500 feet East of Woodbine Avenue

Office of Planning and Zoning

Zoning Commissioner

SUBJECT Petition No. 80-227-A Item 174

Petition for Variance for lot width

Petitioner - Marie H. Shearman

Ninth District

JDS:JGH:ab

Ms. Marie H. Shearman 3 Glen Ellen Court Towson, Maryland 21204

> RE: Petition for Variance N/S of Park Ave., 500' E of Woodbine Ave. - 9th Election District Marie H. Shearman - Petitioner NO. 80-227-A (Item No. 174)

Dear Ms. Shearman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

, SEP 15 500

| PETITION MAPPING PROGRESS SHEET FUNCTION was been common properties. | Plat for Zoning Variouse Lot 4 Phil Book 7 Joppa | | | | | | | | } | | | |
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| | PETITION FOR |
| | VARIANCE |
| | 9th District 20ning: Petition for Variance |
| 140 | for lot width |
| <u> </u> | Location: North side of Park avenue, 500 feet East of |
| | Woodbine avenue. Date & Time: Thursday, May |
| | 8, 1980 at 9:30 A.M. |
| | Public Hearing: Room 106. County Office Building, 111 W. |
| ** | Chesapeake avenue, Towson, Maryland. |
| | The Zoning Commissioner of |
| | Baltimore County, by authority of the Zoning Act and |
| رسوم کے <u>ب</u> ے۔ | Regulations of Baltimore County, will hold a public |
| | hearing: Petition for Variance to |
| | permit a lot width of 52 feet in |
| | lieu of the required 55 feet. The Zoning Regulation to be |
| 30 | excepted as follows: Section 1B02.3C.1 |
| | Development Standards for |
| | Small Lots or Tracts All that parcel of land in the |
| | Ninth District of Baltimore County |
| | Beginning at a point on the |
| anger av tervite te or or | North side of Park avenue 500 feet east of Woudbine avenue |
| The state of the state of | and known as lot 4 of the plat of Lee J. Stebbins and recorded |
| Paragent is the | among the land records of |
| T | Baltimor County in Plat book 7 folio 35. |
| ∱ ; | Being the property of Marie H. Shearman, as shown on plat |
| - : | plan filed with the Zoning |
| | Department. Hearing Date: |
| . : | |
| | THURSDAY, MAY 8, 1980 |
| | THURSDAY, MAY 8, 1980 AT 9:30 A.M. Public Hearing: Room 108, County Office Building, 111 W. |

Chesapeake avenue, Towson, Maryland. BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

IMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 William E. Hammond, Zoning Commissioner Man to be interpreted as acceptance of the Petition for assignment of a ON FOR ANCE This is to Certify, That the annexed ion for Variance orth side of Park feet East of ing: Room 106, was inserted in Oge Essex Times, a newspaper Commissioner of inty, by authority ning Act and of Baltimore printed and published in Baltim are County, once in each of _____ successive hold a public or Variance to width of 52 feet in ired 55 feet. Regulation to be 1B02.3C.1 · Standards for Tracts cel of land in the ct of Baltimore t a point on the Park avenue 500 Vocabine avenue

| | DUPLICATE |
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| CERTIFICATE | OF PUBLICATION |

| PETITION | FOR | VARIANCE | |
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ZONING: Petition for Variance for lot width:

L'CATION: North side of Perk Avenue, 500 feet East of Woodbine Avenue

DATE & TIME: Thursday, May 8, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, with hold a public hearing:
Petition for Variance to permit a lot width of 52 feet in lieu of the lot width of 52 feet in lieu of the required 55 feet.

The Zoning Regulations to be excepted as follows:
Section 1802.3C.1 — Development Standards for Small Lots or Tracts All that parcel of land in the Ninth District of Baltimore County Beginning at a point on the North side of Park Ave. 500 feet east of Woodbine Ave. and known as Lot 4 of the Plat Lee J. Stebbins and recorded among the Land Records of Baltimore County in Plat Book 7 folio 35.

Being the property of Marie H.

folio 35.

Being the property of Marie H.
Shearman, as shown on plat plan
filed with the Zoning Department
Hearing Date: Thursday, May 8,
1973 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Meryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 17.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once income of one time successive weeks before the 3th day of ______, 19.3..., the first publication appearing on the___l7th___day of___april 19__30

Cost of Advertisement, \$_____

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| LTIMURE COUNTY, MARYLAND NO. 088809 | May 5, 1980 ACCOUNT 01-662 | AMOUNT \$11.75 | tom Advertiging and Posting for Gase No. SO-227-A | 41.75mg | VALIDATION OR BIGNATURE OF CASHIER | ALTIMORE COUNTY, MARYLAND NO. 85383 FICE OF FINANCE - "ENUE DIVISION () ISCELLANEOUS CASH RECEIPT | TE APELL 3, 1980 ACCOUNT 01-662 | AMOUNT \$25.00 | ROW FILLS FOR COR CASS NO. 80-227-A | STUCKE STOCKE | VALIDATION OR SIGNATURE OF CASHIER | |